159.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	926,500 / 926,500
					USE VALUE:	926,500 / 926,500
					ASSESSED:	926,500 / 926,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
128		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOLLY WILLIAM G
Owner 2:	LOWENSTEIN SHARYN S
Owner 3:	
Street 1:	128 WACHUSETT AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DING TIANHAO/ETAL -
Owner 2:	SU PING -
Street 1:	128 WACHUSETT AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .237 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1912, having primarily Aluminum Exterior and 2054 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10306.000	441,600		484,900	926,500
Total Card	0.237	441,600		484,900	926,500
Total Parcel	0.237	441,600		484,900	926,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.07 | /Parcel: 451.07

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 105362

GIS Ref

GIS Ref

Insp Date 08/04/18

!12378!

PREVIOUS ASSESSMENT

Parcel ID 159.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	441,600	0	10,306.	484,900	926,500		Year end	12/23/2021
2021	101	FV	429,000	0	10,306.	484,900	913,900		Year End Roll	12/10/2020
2020	101	FV	429,100	0	10,306.	484,900	914,000	914,000	Year End Roll	12/18/2019
2019	101	FV	321,700	0	10,306.	484,900	806,600	806,600	Year End Roll	1/3/2019
2018	101	FV	320,800	0	10,306.	408,700	729,500	729,500	Year End Roll	12/20/2017
2017	101	FV	320,800	0	10,306.	374,100	694,900	694,900	Year End Roll	1/3/2017
2016	101	FV	320,800	0	10,306.	318,700	639,500	639,500	Year End	1/4/2016
2015	101	FV	303,200	0	10,306.	277,100	580,300	580,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:33:22

LAST REV

Date	Time
09/07/18	10:45:47
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12378

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DING TIANHAO/ET	43233-402		7/7/2004		525,000	No	No		
HAYMARKET BANK	24344-396		3/10/1994		168,000	No	No		L

USER DEFINED

Prior Id # 1:	105362
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/2/2018	340	Solar Pa	20,196					
10/25/2004	853	Re-Roof	4,700					
4/27/2004	283	Wood Dec	250			G6	GR FY06	REPL DECK RAILS
6/5/1995	314	Manual	3,000					REPLACE PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2018	Inspected	HS	Hanne S
6/12/2018	MEAS&NOTICE	BS	Barbara S
4/3/2009	Inspected	189	PATRIOT
9/22/2005	MLS	BR	B Rossignol
3/9/2005	Permit Visit	BR	B Rossignol
11/13/2004	MLS	MM	Mary M
11/9/2000	Hearing Chag	201	PATRIOT
1/22/2000	Inspected	263	PATRIOT
12/7/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10306		Sq. Ft.	Site		0	70.	0.67	7			Med. Tr	-5					484,905						484,900	

Total AC/HA:	0.23659	Total SF/SM:	10306	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	484,905	Spl Credit		Total:	484,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.16119766
Const Adj.:	0.99594003
Adj $ / SQ:	156.125
Other Features:	93250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	495049
Depreciation:	53465
Depreciated Total:	441584

COMMENTS

OF=SHOWER STALL IN FULL BATH, SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

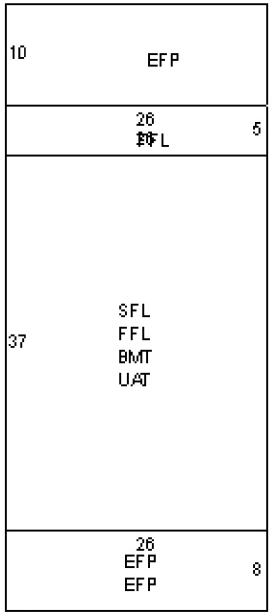
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	156.13
Special Features:	0	Val/Su Net:	112.28
Final Total:	441600	Val/Su SzAd	215.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,092	156.130	170,489
BMT	Basement	962	46.840	45,058
SFL	Second Floor	962	156.130	150,192
EFP	Enclos Porch	676	31.130	21,041
UAT	Upper Attic	241	62.450	15,019

Net Sketched Area:	3,933			Total:	401,799
Size Ad	2054	Gross Area	4654	FinArea	2054

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

159.0-0002-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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